

**MEETING MINUTES OF THE BOROUGH
PLANNING COMMISSION
BOROUGH OF WIND GAP
NORTHAMPTON COUNTY, PA
JULY 05, 2007**

I. Opening/Pledge

The meeting was called to order and opened at 7 :30 p.m. by Borough Planning Commission Chairperson, Todd Beil and the Pledge of Allegiance was recited.

II. Roll Call

Todd Beil, Commissioner and Chairperson, and Commissioners Joan Valley, and Linda Paynter were present. Also, present were the Borough Engineer Representative, Robert Collura, Borough Zoning Officer, Darlene Plank-Turlington, and Borough Solicitor, Ronald J. Karasek, Esquire.

III. Approval of Minutes

- On a motion made by Joan Valley and seconded by Linda Paynter, the meeting minutes of the May 03, 2007 Planning Commission meeting were approved on a vote of 3-0.

IV. Public Comment

NONE

V. Subdivision Plans

A. Kim J. Albanese Minor Subdivision (Preliminary/Final)

- Mr. Kim Albanese (applicant) and Mr. Richard T. Rutt, P.E. were present at the meeting for discussion of the Final Minor Subdivision Plan.
- As a result of unresolved discussions and outstanding issues -The Planning Commission tabled the plan on a vote of 3-0 with the motion made by Linda Paynter, and a second by Joan Valley.
- Unresolved outstanding items from the Borough Engineers report remain as follows :

No.4-The applicant shall show that the Maximum Impervious cover and the Maximum Building coverage allowed in the R-8 zoning district is not exceeded due to the reduction in lot size.

(402.C.5.f) Applicant stated that he will get back to the Commission at a later date.

No.8-The signature block for Northampton County Planning Commission shall be revised to say Lehigh Valley Planning Commission. A signature block for the borough Engineer shall be added.(402.E) According to Mr. Rutt the mis-wording and the map will be corrected.

No.11-Utility easements are required along rear and side lot lines. A waiver should be requested. (513) Mr. Albanese and Mr. Rutt stated that a waiver document will be completed.

No. 18-The existing right-of-way along Alpha Road should be verified. Documentation from PennDot shall be provided to verify the status of Alpha Road. According to the applicant verification will be provided, but it is his understanding the Alpha Road is a Borough road, not a state road.

No. 20-The boundaries of the proposed lots do not adequately close. The distance of the northly line of lot 1 should be 77-10'. Mr. Albanese and Mr. Rutt stated they would check on this, and get back to the Commission.

B. Wind Gap Development Group – Emerald Forest – Major Subdivision (Preliminary Plan)

- The applicant was represented by his Engineer, Donald C. Frederickson.
- Mr. Frederickson appeared before the Planning Commission to request a revised waiver.[Section 506.G.14 requires that all storm discharged from residential lots to a street (or from a street to residential lots) shall extend from the street right-of-way a minimum distance of 2/3 the length of the longest adjacent lot dimension.] The initial waiver request was for a colvert (pipe) length of 25', the revised waiver request is for a colvert lenght of 10'. According to Mr. Karasek, the ordinance requires 100', and the applicant is requesting a reduction to 10'.
- The Planning Commission recommended denial of the revised waiver of a 10' colvert, and recommended the original waiver of a 25' colvert by a vote of 3-0, with Linda Paynter making the motion, and Joan Valley seconding the motion.

C. Brymac, Inc. – 951 Carwash – Land Development Plan

- Mr. Charles McIntyre and Mr. James McIntyre, Applicants/Landowners were present on behalf of their Preliminary and Final Plan.
- SALDO Waivers 513.H and 514.J were formally withdrawn since they are shown on the new plan

- The following waiver requests from the Borough Engineers review letter of 06/06/07 were recommended by the Borough Planning Commission (BPC):
 No.16 SALDO Section 510.A.2 – buffer planting required. The BPC recommends the waiver since property abuts commercial property on both sides and rear property is already buffered by trees, shrubs and plantings. On a motion by Linda Paynter, and seconded by Joan Valley (vote 3-0).
 No. 34 SALDO Section 506.F.1 – emergency spillway requires one (1') foot of freeboard. The BPC recommends the waiver since any emergency spillage would run into the adjacent stream. On a motion by Linda Paynter, and seconded by Joan Valley (vote 3-0).
 No.35 SALDO Section 506.F.4.i – access ramp can be no steeper 10 :1 and at least 10 ' wide. The BPC recommends waiver since there will be only one commercial property owner-unlike a residential subdivision-who will be responsible to maintain the ramp. The BPC recommends the waiver on condition that the ratio is 3 :1. On a motion by Joan Valley, and seconded by Linda Paynter (vote 3-0).
 SALDO Section 403.D.21 – Landscaping to be prepared by a landscape architect. The Applicant requests that their present engineering firm, Benchmark Civil Engineering Services, Inc design their plan. The BPC recommends the waiver since a landscaping plan has already been prepared by Benchmark (Plan Sheet 7 of 15) and such sheet contains all necessary and appropriate information. On a motion by Joan Valley, and seconded by Linda Paynter (vote 3-0).
- The BPC recommended Conditional Preliminary and Final Plan Approval – Forward to Council for Approval – On a motion by Linda Paynter, and seconded by Joan Valley (vote 3-0). The approval recommendation is based on verification of the following conditions : Certification from PA American Water Co. Re ability to hook-up and available capacity ; Lehigh Valley Planning Commission Review and/or Approval for stormwater plan ; PennDOT Highway Permit ; Improvements Agreement with security acceptable to Borough Engineer and Borough Solicitor ; Park, Recreation and Open Space Fees per existing ordinance ; Monuments, pins and/or markers to be set in the field and certified, in writing, by Applicants Engineer ; SALDO Waivers to be noted on the plan ; Applicant's Engineer to prepare a Quantity & Cost Estimate for the Borough Engineer ; SALDO Waivers to be granted by the Borough Council and noted on the plan ; and signature and notarization of plan.

VI. Old Business

None.

VII. New Business

The Borough Planning Commission discussed recommending to Council the removal of Rebecca Shoemaker from the Planning Commission due to lack of attendance.

IX. Referrals from the Zoning Hearing Board

None

X. Adjournment

There being no further business to be considered by the Planning Commission, the meeting was adjourned at 9 :30 p.m on a motion by Linda Paynter, seconded by Joan Valley (vote 3-0).

Darlene Plank-Turlington
Zoning Officer/SALDO Secretary